

What Is the Process?

1. Only one per community may be established.
2. The governing body makes the following findings:
 - There is a business district area within the municipality which it desires to designate as a downtown district.
 - That within such area the general property values are (and have been) deteriorating.
 - That property tax valuation must be increased in the area.
 - The community must eliminate the causes of deterioration.
 - Economic growth must be promoted in such area.
3. The governing body sets a public hearing, based upon its resolution of intent, to create a DDA.
4. Notice must be given of a public hearing by publication and mail to taxpayers within a proposed district and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture of tax increment revenues.
5. Public hearing is held.
6. Not less than 60 days following the public hearing, the governing body may adopt by resolution the creation of the DDA and designating the boundaries of the DDA district.
7. The resolution must be published at least once in the local newspaper and filed with the Secretary of State.
8. The governing board of the DDA shall be appointed by the municipality or in communities of less than 5,000 people; the planning commission can serve as the DDA board.